



Agenda Item No: 14

Meeting Date: November 20, 2006

SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

Prepared by: /s/ AP
Director of Public Works (SAS)

City Manager Approval: /s/ KN

File: 16.01.229

SUBJECT: RESOLUTION APPROVING THE PROJECT SCOPE FOR THE FOURTH STREET/WEST END VILLAGE IMPROVEMENT PROJECT

RECOMMENDATION:

Adopt resolution.

BACKGROUND:

On May 1, 2006, the City Council approved a contract with Harris and Associates to design improvements in the West End Village, a one-half mile corridor along Fourth Street from D Street to Second Street. This is a multi-modal transportation project to rehabilitate and enhance the street and sidewalks, taking into consideration the needs of all roadway users and ensuring compliance with the latest ADA standards.

The initial Project Study Report was presented to the Technical Advisory Committee (TAC) of the Transportation Authority of Marin (TAM) on June 14, 2006. The report described the need to resurface the roadway, remove and replace all curb, gutter and sidewalk, remove and replace the existing trees, and upgrade the drainage system where required.

The Marin Public Works Association (MPWA) and the Technical Advisory Committee have designated this project as their top priority in the Central Planning Region under Strategy 3.1 (Regional Roads). Inclusion in the Transportation Authority of Marin Strategic Plan means that the Fourth St./West End Village project is eligible for Measure A funds, the transportation sales tax passed by Marin voters in 2004.

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ANALYSIS

Over the past four months Public Works and Redevelopment Agency staff spent considerable time and effort reaching out to property and business owners, residents and the general public. Staff conducted two project site walks, three community meetings, a walk to examine each of the 100+ trees in the project area, and a meeting specifically for property and business owners in the project area. Based on this public input, the project scope has changed to include sidewalk amenities such as curb bulb-outs, seat walls, trash cans, lighting, signage, and landscaping improvements. The new scope of work defines a comprehensive project that will create a beautiful and vibrant section of San Rafael.

The conceptual design was presented to the Council on November 6, 2006.

Council directed Staff to identify ten or more existing Liquidambar trees that might be retained for approximately five years. Working with Marin ReLeaf, staff identified 11 trees (see attached map) that would be protected during construction. They would be removed after the newly planted trees were established, or when the retained trees begin to damage the sidewalks. Replacement trees are viable in seven locations. However, in four locations, it would be difficult to find a suitable location for the replacement tree.

Staff estimates it would cost an additional \$56,100 to retain and replace these 11 trees:

- \$300 each to protect during construction
- \$1,400 to remove and grind stumps
- \$800 to install irrigation and electrical circuits
- \$600 to replace damaged concrete
- \$800 to transport and plant replacement trees
- \$1,200 for custom tree gates

For the expense and complications described above, Staff does not recommend retaining these trees.

PROJECT SCOPE:

The following design elements have been identified through the extensive public process described above and the initial Project Study Report review by the TAC:

- Refurbish roadway, reduce crown
- Remove and replace curb, gutter and sidewalk
- Evaluate and repair/replace storm drain infrastructure as required
- Improve access for pedestrians to businesses
- Address pedestrian safety concerns (crosswalk improvements)
- Install mid-block crosswalk, widen sidewalks
- Install bicycle parking, share the road stencils ("sharrows"), and bike route signage
- Improve bus stops as recommended by Golden Gate Transit
- Assess existing trees to determine if any can be saved

- Include aesthetic improvements such as seat walls, landscaping, irrigation, lighting, signage, banners, etc.

FISCAL IMPACT:

The project has evolved considerably from a basic street repaving project. We are now proposing a full scale public right of way improvement project consistent with Measure A requirements, which state that *all* transportation alternatives (pedestrian, motorized, non-motorized) must be considered, and also consistent with the City's extensive public outreach efforts.

We originally intended to use \$700,000 in Federal Surface Transportation Program (STP) funds for the project, which must be obligated by May 2007. That schedule is no longer realistic. Instead, we will shift these funds to this year's street resurfacing project, and will backfill the Fourth St./West End Village project with either Prop 42 or Gas Tax funds.

Estimated Cost

Engineering design, PS&E	\$ 450,000
Construction	\$3,150,000
Construction management	\$ 150,000
Contingencies	\$ 750,000
Total	\$4,500,000

Proposed Funding

Prop 42 (STP replacement)	\$ 700,000
Measure A Regional	\$3,000,000*
Measure A Local	\$ 400,000
Gas Tax	\$ 400,000
Total	\$4,500,000

*-To date TAM has allocated \$2,000,000 in Measure A funds to this project. Following approval of the project scope by the City Council, we will revise and resubmit the Project Study Report, requesting an additional \$1,000,000.

SCHEDULE

In addition to the City sidewalk/roadway improvements, Marin Municipal Water District and San Rafael Sanitation District must replace their underground facilities, projects that have significantly impacted the original schedule. Staff have also reviewed past similar projects and discussed timelines with a local contractor. Based on this input, we estimate that the street improvement project will take at least 12 months to complete, which means working through one winter period. The proposed schedule is to complete all the underground utility work in 2007 (prior to Thanksgiving) and to start the street improvements in the Spring of 2008, as shown below.

<u>Project Element</u>	<u>Cost</u>	<u>Duration</u>	<u>Schedule</u>
Sanitary Sewer Replacement (SRSD)	\$1.5 million	4-6 months	Mar 07 – July 07
Water Main Replacement (MMWD)	\$1.2 million	3-4 months	Aug 07 – Oct 07
City Sidewalk/Roadway Improvements	\$4.5 million	12-15 months	Mar 08 – Mar 09

CONSTRUCTION:

The Project Team is committed to working with the business owners during the development of the final plans and specifications to lay out the construction staging and scheduling to minimize disruptions. In addition, the specifications will allow for partnering opportunities with the contractor to efficiently proceed with the construction work. The specifications will describe a formal agreement that the City and contractor will enter into that will define procedures to address changes, seek cost savings and create a cooperative working environment.

Weekly scheduled meetings will be held between the City and the contractor, and will include representatives from the business and property owners. One key item of discussion will be the project schedule, which will be updated on a weekly basis. The schedule will be e-mailed to affected residents and business/property owners, and will also be updated weekly on the City's website.

OPTIONS:

The Council may choose to change/alter the scope of work. The Council may direct Staff to retain 11 trees identified in attached map. Please note that it may not be possible to save all 11. Staff does not recommend retaining any Liquidambar trees in the project area.

ACTION REQUIRED:

Staff recommends that the San Rafael City Council approve the project scope for the Fourth St./West End Village Improvements.

Enclosures: (3)

1. Resolution
2. Map of Project Area
3. Trees for possible retention-memo, map